HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: November 2017

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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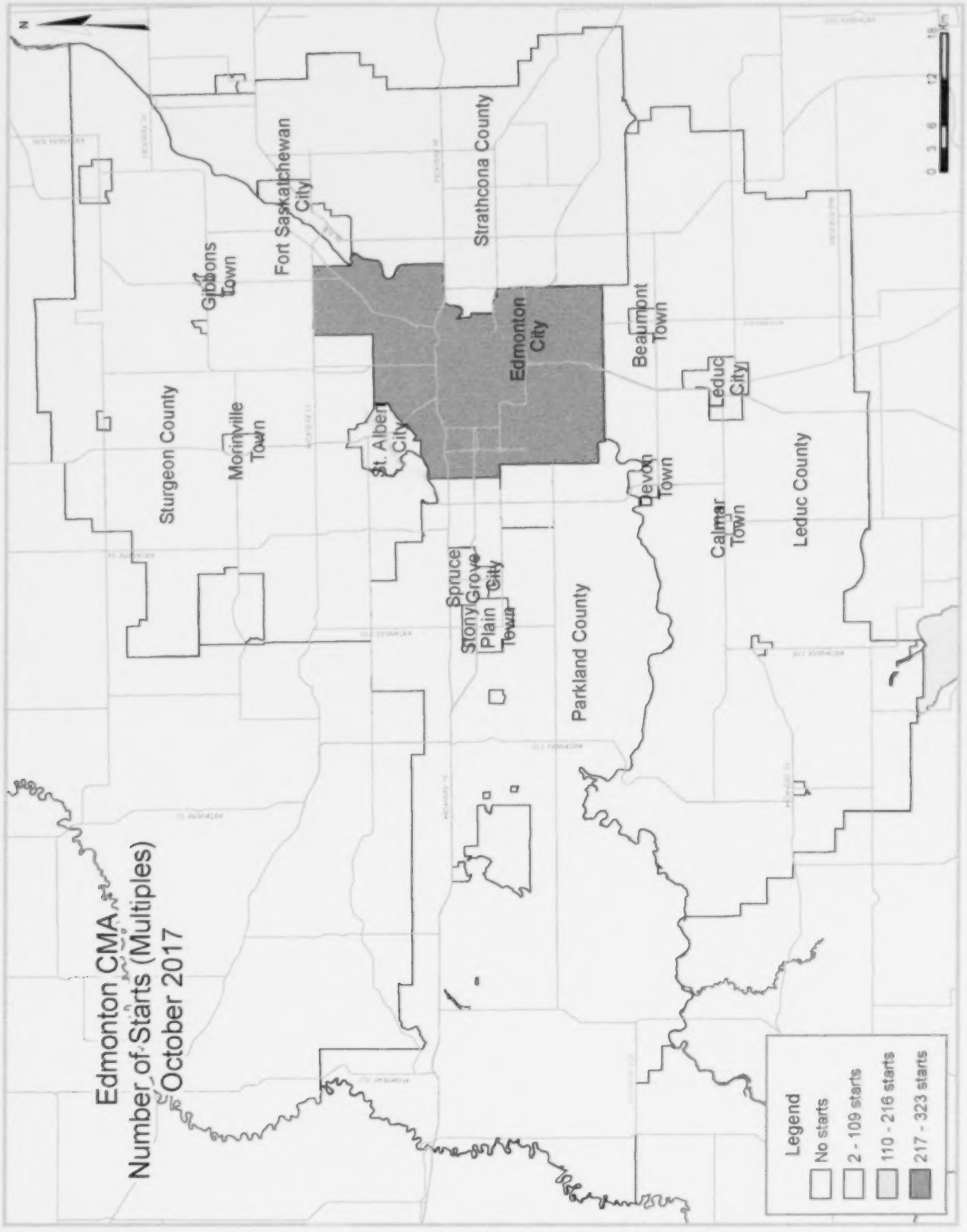
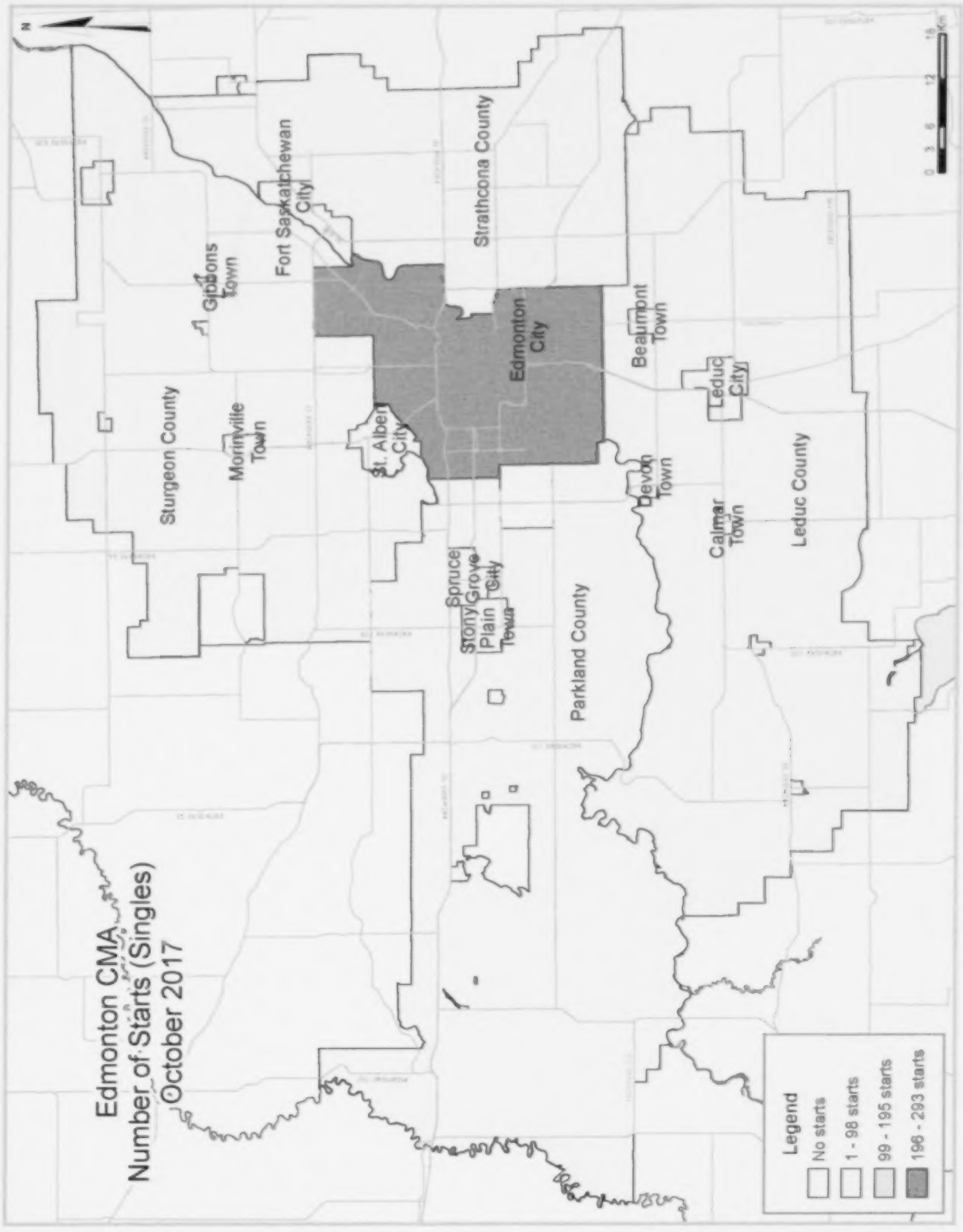
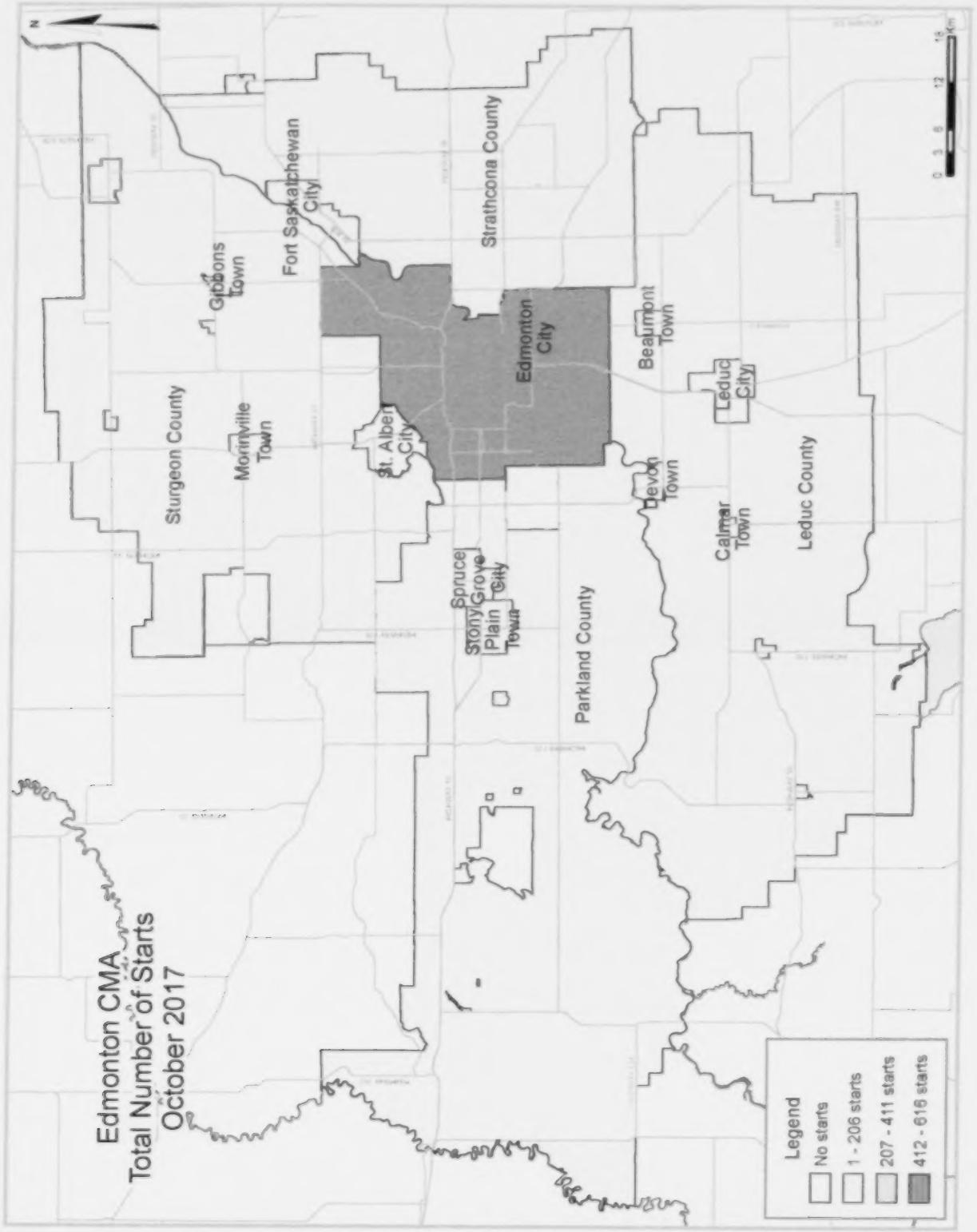
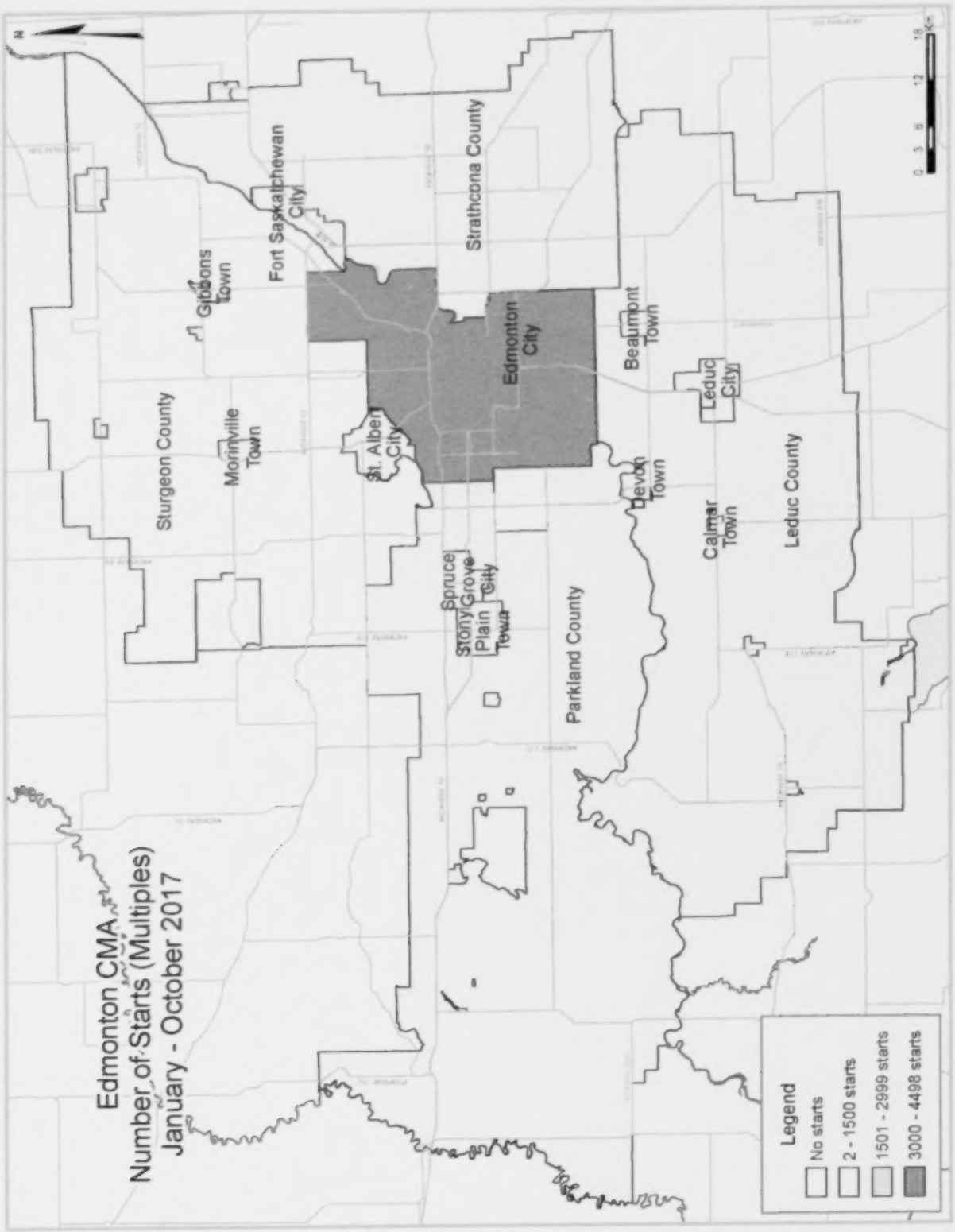
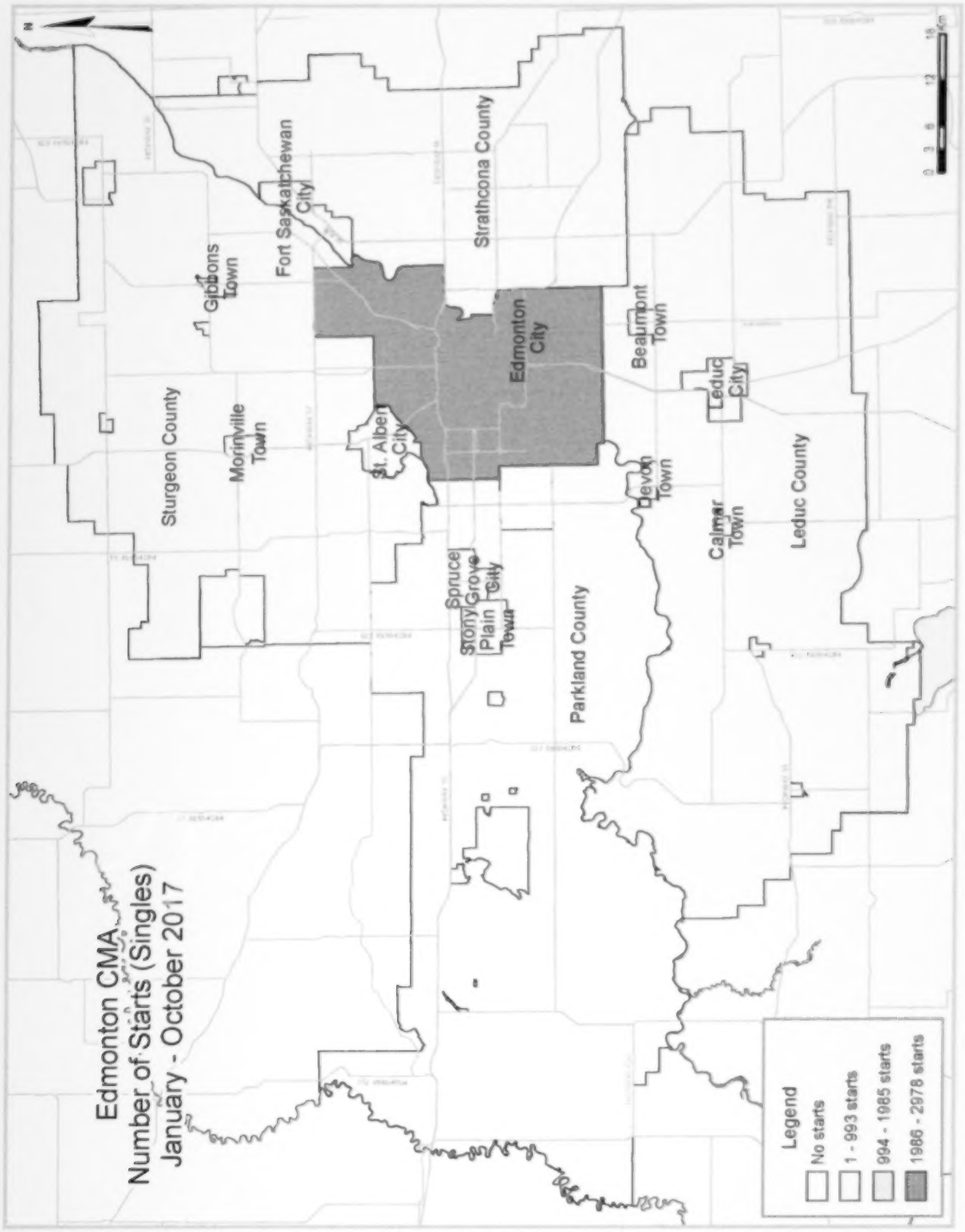
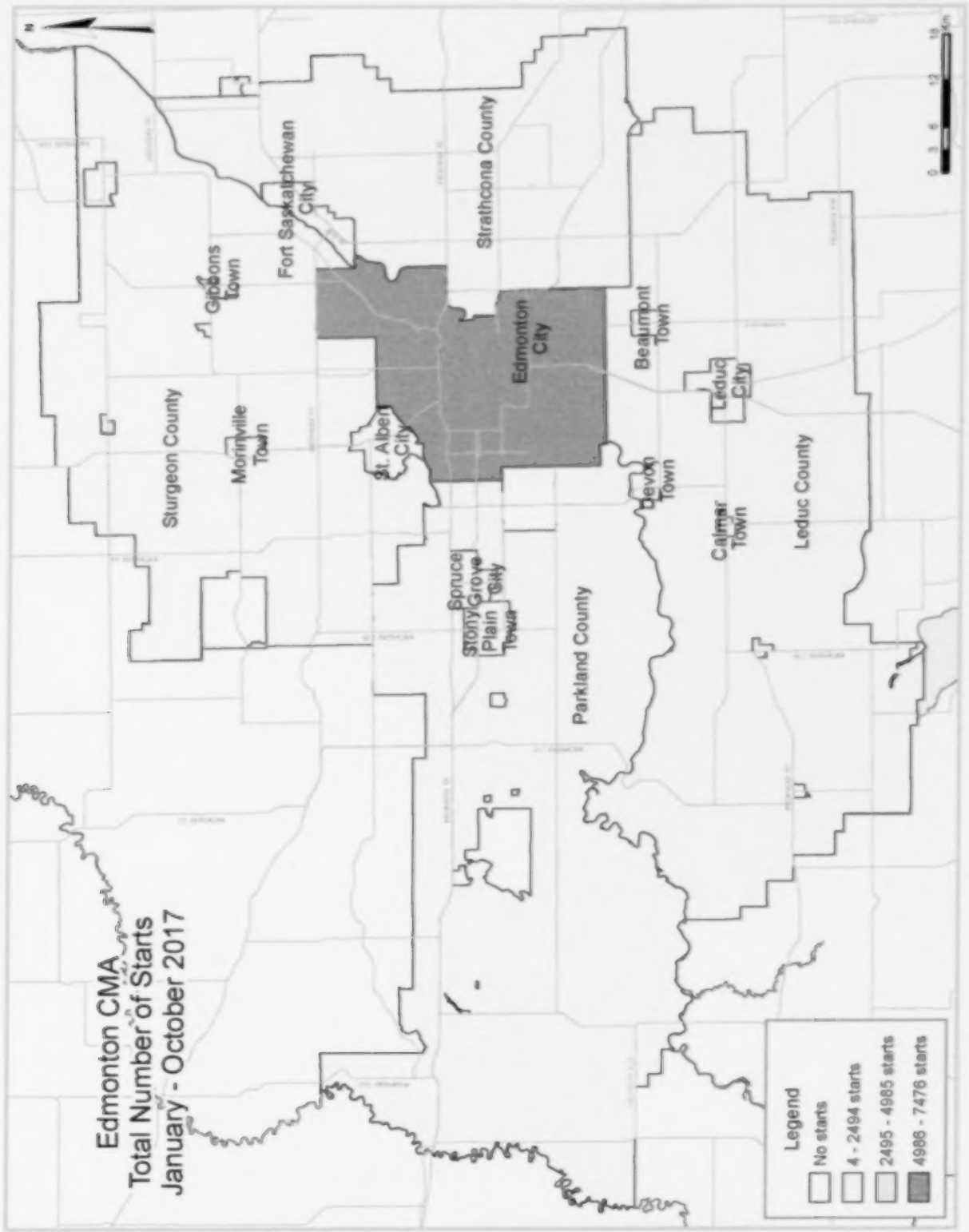

Edmonton CMA
Number of Starts (Multiples)
October 2017
N
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 109 starts
110 - 216 starts
217 - 323 starts


Edmonton CMA
Number of Starts (Singles)
October 2017
Legend
No starts
1 - 98 starts
99 - 195 starts
196 - 293 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
October 2017
Legend
No starts
1 - 206 starts
207 - 411 starts
412 - 616 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Multiples)
January - October 2017
Legend
No starts
2 - 1500 starts
1501 - 2999 starts
3000 - 4498 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Singles)
January - October 2017
N
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
Legend
No starts
1 - 993 starts
994 - 1985 starts
1986 - 2978 starts


Edmonton CMA
Total Number of Starts
January - October 2017
Legend
No starts
4 - 2494 starts
2495 - 4985 starts
4986 - 7476 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2017		
Edmonton CMA[1]	September 2017	October 2017
Trend[2]	12,089	11,819
SAAR	12,579	9,235
	October 2016	October 2017
Actual		
October - Single-Detached	413	413
October - Multiples	763	397
October - Total	1,176	810
January to October - Single-Detached	3,490	4,216
January to October - Multiples	4,848	5,576
January to October - Total	8,338	9,792

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2017	413	176	77	0	89	0	0	55	810
October 2016	412	194	68	1	60	293	0	148	1,176
% Change	0.2	-9.3	13.2	-100.0	48.3	-100.0	n/a	-62.8	-31.1
Year-to-date 2017	4,211	1,590	534	5	557	1,793	59	1,043	9,792
Year-to-date 2016	3,483	1,580	419	7	648	1,240	115	846	8,338
% Change	20.9	0.6	27.4	-28.6	-14.0	44.6	-48.7	23.3	17.4
UNDER CONSTRUCTION									
October 2017	3,278	1,140	403	7	623	3,315	140	1,539	10,445
October 2016	2,619	1,106	351	7	637	3,129	209	2,110	10,168
% Change	25.2	3.1	14.8	0.0	-2.2	5.9	-33.0	-27.1	2.7
COMPLETIONS									
October 2017	326	144	75	0	75	31	8	231	890
October 2016	327	162	36	0	56	194	34	94	903
% Change	-0.3	-11.1	108.3	n/a	33.9	-84.0	-76.5	145.7	-1.4
Year-to-date 2017	3,714	1,628	477	3	523	945	68	1,684	9,042
Year-to-date 2016	4,187	1,880	395	5	847	2,349	409	2,967	13,039
% Change	-11.3	-13.4	20.8	-40.0	-38.3	-59.8	-83.4	-43.2	-30.7
COMPLETED & NOT ABSORBED									
October 2017	625	354	85	2	122	779	n/a	n/a	1,967
October 2016	627	369	82	3	201	569	n/a	n/a	1,851
% Change	-0.3	-4.1	3.7	-33.3	-39.3	36.9	n/a	n/a	6.3
ABSORBED									
October 2017	317	135	80	0	73	19	n/a	n/a	624
October 2016	343	161	33	0	49	162	n/a	n/a	748
% Change	-7.6	-16.1	142.4	n/a	49.0	-88.3	n/a	n/a	-16.6
Year-to-date 2017	3,671	1,619	467	4	526	914	n/a	n/a	7,201
Year-to-date 2016	4,331	1,906	361	2	650	2,083	n/a	n/a	9,333
% Change	-15.2	-15.1	29.4	100.0	-19.1	-56.1	n/a	n/a	-22.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2017	293	126	65	0	77	0	0	55	616
October 2016	283	110	56	1	32	293	0	148	923
Beaumont Town									
October 2017	6	6	0	0	0	0	0	0	12
October 2016	31	4	0	0	0	0	0	0	35
Devon Town									
October 2017	3	2	0	0	0	0	0	0	5
October 2016	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
October 2017	5	8	12	0	2	0	0	0	27
October 2016	4	8	12	0	0	0	0	0	24
Leduc City									
October 2017	15	2	0	0	5	0	0	0	22
October 2016	17	8	0	0	8	0	0	0	33
Leduc County									
October 2017	2	0	0	0	0	0	0	0	2
October 2016	10	2	0	0	0	0	0	0	12
Morinville Town									
October 2017	6	0	0	0	0	0	0	0	6
October 2016	1	0	0	0	0	0	0	0	1
Parkland County									
October 2017	20	0	0	0	0	0	0	0	20
October 2016	9	0	0	0	0	0	0	0	9
Spruce Grove City									
October 2017	11	22	0	0	0	0	0	0	33
October 2016	16	26	0	0	15	0	0	0	57
St. Albert City									
October 2017	8	6	0	0	0	0	0	0	14
October 2016	16	16	0	0	0	0	0	0	32
Stony Plain Town									
October 2017	5	0	0	0	0	0	0	0	5
October 2016	6	8	0	0	0	0	0	0	14
Strathcona County									
October 2017	20	4	0	0	5	0	0	0	29
October 2016	9	10	0	0	5	0	0	0	24
Sturgeon County									
October 2017	12	0	0	0	0	0	0	0	12
October 2016	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
October 2017	7	0	0	0	0	0	0	0	7
October 2016	1	0	0	0	0	0	0	0	1
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2017	413	176	77	0	89	0	0	55	810
October 2016	412	194	68	1	60	293	0	148	1,176

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2017	2,237	766	306	6	532	2,921	63	1,375	8,206
October 2016	1,732	744	301	6	520	2,736	116	1,675	7,830
Beaumont Town									
October 2017	129	22	9	0	0	22	0	0	182
October 2016	125	24	0	0	0	0	0	0	149
Devon Town									
October 2017	8	6	0	0	0	32	0	0	46
October 2016	7	10	0	0	0	0	0	0	17
Fort Saskatchewan City									
October 2017	81	60	16	0	8	0	0	0	165
October 2016	49	50	20	0	0	0	0	0	119
Leduc City									
October 2017	120	42	27	0	25	0	0	0	214
October 2016	87	48	8	0	24	0	0	0	167
Leduc County									
October 2017	47	6	0	0	0	0	0	0	53
October 2016	71	2	3	0	0	0	0	0	76
Morinville Town									
October 2017	29	6	0	0	0	0	0	0	35
October 2016	14	8	0	0	0	0	0	0	22
Parkland County									
October 2017	124	0	0	0	0	0	0	0	124
October 2016	94	0	0	0	0	0	0	0	94
Spruce Grove City									
October 2017	84	124	4	0	12	0	6	0	230
October 2016	98	86	12	0	40	0	22	0	258
St. Albert City									
October 2017	111	46	13	0	21	277	0	164	632
October 2016	75	54	0	0	30	325	0	197	681
Stony Plain Town									
October 2017	26	12	0	0	0	12	71	0	121
October 2016	41	30	0	0	4	12	71	66	224
Strathcona County									
October 2017	189	50	24	1	25	51	0	0	340
October 2016	126	46	3	1	19	56	0	172	423
Sturgeon County									
October 2017	73	0	0	0	0	0	0	0	73
October 2016	73	0	0	0	0	0	0	0	73
Remainder of the CMA									
October 2017	20	0	4	0	0	0	0	0	24
October 2016	27	4	4	0	0	0	0	0	35
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2017	3,278	1,140	403	7	623	3,315	140	1,539	10,445
October 2016	2,619	1,106	351	7	637	3,129	209	2,110	10,168

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2017	218	102	54	0	63	31	8	231	707
October 2016	233	108	21	0	48	191	0	0	601
Beaumont Town									
October 2017	11	6	0	0	0	0	0	0	17
October 2016	24	4	7	0	0	0	0	0	35
Devon Town									
October 2017	3	2	0	0	0	0	0	0	5
October 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
October 2017	7	4	0	0	0	0	0	0	11
October 2016	2	10	0	0	0	0	0	0	12
Leduc City									
October 2017	16	8	17	0	8	0	0	0	49
October 2016	5	4	8	0	0	0	4	90	111
Leduc County									
October 2017	7	0	0	0	0	0	0	0	7
October 2016	14	4	0	0	0	0	0	0	18
Morinville Town									
October 2017	4	0	0	0	0	0	0	0	4
October 2016	0	0	0	0	0	3	0	0	3
Parkland County									
October 2017	7	0	0	0	0	0	0	0	7
October 2016	14	0	0	0	0	0	0	0	14
Spruce Grove City									
October 2017	15	4	4	0	0	0	0	0	23
October 2016	6	12	0	0	4	0	30	0	52
St. Albert City									
October 2017	5	8	0	0	2	0	0	0	15
October 2016	15	10	0	0	0	0	0	0	25
Stony Plain Town									
October 2017	4	2	0	0	0	0	0	0	6
October 2016	6	2	0	0	0	0	0	0	8
Strathcona County									
October 2017	16	8	0	0	2	0	0	0	26
October 2016	1	8	0	0	4	0	0	0	13
Sturgeon County									
October 2017	8	0	0	0	0	0	0	0	8
October 2016	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
October 2017	5	0	0	0	0	0	0	0	5
October 2016	4	0	0	0	0	0	0	4	8
First Nations									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
October 2017	326	144	75	0	75	31	8	231	890
October 2016	327	162	36	0	56	194	34	94	903

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2017	381	211	57	2	87	559	n/a	n/a	1,297
October 2016	377	216	39	3	129	489	n/a	n/a	1,253
Beaumont Town									
October 2017	24	9	0	0	0	2	n/a	n/a	35
October 2016	22	10	8	0	0	8	n/a	n/a	48
Devon Town									
October 2017	3	0	0	0	0	0	n/a	n/a	3
October 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
October 2017	21	23	9	0	0	0	n/a	n/a	53
October 2016	33	38	4	0	6	0	n/a	n/a	81
Leduc City									
October 2017	38	16	6	0	2	0	n/a	n/a	62
October 2016	37	10	12	0	14	0	n/a	n/a	73
Leduc County									
October 2017	9	0	0	0	0	0	n/a	n/a	9
October 2016	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
October 2017	11	1	0	0	0	0	n/a	n/a	12
October 2016	11	2	0	0	0	0	n/a	n/a	13
Parkland County									
October 2017	7	0	0	0	0	0	n/a	n/a	7
October 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
October 2017	32	39	2	0	5	23	n/a	n/a	101
October 2016	38	50	12	0	7	45	n/a	n/a	152
St. Albert City									
October 2017	30	13	3	0	4	164	n/a	n/a	214
October 2016	35	22	0	0	10	0	n/a	n/a	67
Stony Plain Town									
October 2017	17	14	2	0	2	0	n/a	n/a	35
October 2016	20	14	3	0	11	0	n/a	n/a	48
Strathcona County									
October 2017	41	27	4	0	20	31	n/a	n/a	123
October 2016	22	7	3	0	22	27	n/a	n/a	81
Sturgeon County									
October 2017	2	0	0	0	0	0	n/a	n/a	2
October 2016	5	0	0	0	0	0	n/a	n/a	5
Remainder of the CMA									
October 2017	9	1	2	0	2	0	n/a	n/a	14
October 2016	9	0	1	0	2	0	n/a	n/a	12
First Nations									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
October 2017	625	354	85	2	122	779	n/a	n/a	1,967
October 2016	627	369	82	3	201	569	n/a	n/a	1,851

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2017	223	103	61	0	58	10	n/a	n/a	455
October 2016	232	110	17	0	38	157	n/a	n/a	554
Beaumont Town									
October 2017	10	1	0	0	0	1	n/a	n/a	12
October 2016	27	4	7	0	0	0	n/a	n/a	38
Devon Town									
October 2017	2	3	0	0	0	0	n/a	n/a	5
October 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
October 2017	4	2	0	0	0	0	n/a	n/a	6
October 2016	4	10	0	0	3	0	n/a	n/a	17
Leduc City									
October 2017	17	4	15	0	7	0	n/a	n/a	43
October 2016	16	3	2	0	0	0	n/a	n/a	21
Leduc County									
October 2017	6	0	0	0	0	0	n/a	n/a	6
October 2016	14	4	0	0	0	0	n/a	n/a	18
Morinville Town									
October 2017	1	1	0	0	0	0	n/a	n/a	2
October 2016	0	0	0	0	0	3	n/a	n/a	3
Parkland County									
October 2017	7	0	0	0	0	0	n/a	n/a	7
October 2016	14	0	0	0	0	0	n/a	n/a	14
Spruce Grove City									
October 2017	17	8	4	0	0	5	n/a	n/a	34
October 2016	5	9	5	0	4	0	n/a	n/a	23
St. Albert City									
October 2017	8	7	0	0	3	0	n/a	n/a	18
October 2016	13	10	0	0	0	0	n/a	n/a	23
Stony Plain Town									
October 2017	5	5	0	0	0	0	n/a	n/a	10
October 2016	6	5	2	0	0	0	n/a	n/a	13
Strathcona County									
October 2017	6	1	0	0	5	3	n/a	n/a	15
October 2016	5	6	0	0	4	2	n/a	n/a	17
Sturgeon County									
October 2017	10	0	0	0	0	0	n/a	n/a	10
October 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
October 2017	1	0	0	0	0	0	n/a	n/a	1
October 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
October 2017	317	135	80	0	73	19	n/a	n/a	624
October 2016	343	161	33	0	49	162	n/a	n/a	748

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Edmonton City	293	284	136	118	132	80	55	441	616	923	-33.3
Beaumont Town	6	31	6	4	0	0	0	0	12	35	-65.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	3	0	2	2	0	0	0	0	5	2	150.0
Fort Saskatchewan City	5	4	10	8	12	12	0	0	27	24	12.5
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	15	17	2	8	5	8	0	0	22	33	-33.3
Leduc County	2	10	0	2	0	0	0	0	2	12	-83.3
Morinville Town	6	1	0	0	0	0	0	0	6	1	***
Parkland County	20	9	0	0	0	0	0	0	20	9	122.2
Spruce Grove City	11	16	22	26	0	15	0	0	33	57	-42.1
St. Albert City	8	16	6	16	0	0	0	0	14	32	-56.3
Stony Plain Town	5	6	0	8	0	0	0	0	5	14	-64.3
Strathcona County	20	9	4	10	5	5	0	0	29	24	20.8
Sturgeon County	12	9	0	0	0	0	0	0	12	9	33.3
Remainder of the CMA	6	1	0	0	0	0	0	0	6	1	***
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	413	413	188	202	154	120	55	441	810	1,176	-31.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,978	2,429	1,158	1,106	891	911	2,449	1,457	7,476	5,903	26.6
Beaumont Town	167	138	32	28	9	4	22	0	230	170	35.3
Calmar Town	7	4	0	0	0	0	0	0	7	4	75.0
Devon Town	11	7	8	10	0	0	0	0	19	17	11.8
Fort Saskatchewan City	90	71	68	92	16	24	0	48	174	235	-26.0
Gibbons Town	1	0	0	0	3	0	0	0	4	0	n/a
Leduc City	156	96	60	56	85	34	0	0	301	186	61.8
Leduc County	38	75	4	6	0	3	0	0	42	84	-50.0
Morinville Town	46	20	10	8	0	0	0	0	56	28	100.0
Parkland County	126	104	2	0	0	0	0	0	128	104	23.1
Spruce Grove City	126	131	140	122	16	78	0	0	282	331	-14.8
St. Albert City	126	103	58	102	27	37	314	406	525	648	-19.0
Stony Plain Town	36	54	16	36	0	3	0	3	52	96	-45.8
Strathcona County	205	145	94	82	39	14	51	172	389	413	-5.8
Sturgeon County	83	92	0	0	0	0	0	0	83	92	-9.8
Remainder of the CMA	20	21	0	2	4	4	0	0	24	27	-11.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,216	3,490	1,650	1,650	1,090	1,112	2,836	2,086	9,792	8,338	17.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Edmonton City	132	80	0	0	0	293	55	148
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	12	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	5	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	15	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	5	5	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	154	120	0	0	0	293	55	148

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	832	811	59	100	1,570	831	879	626
Beaumont Town	9	4	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	16	24	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	85	34	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	78	0	0	0	0	0	0
St. Albert City	27	22	0	15	150	406	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	39	14	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,031	997	59	115	1,793	1,240	1,043	846

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Edmonton City	484	449	77	326	55	148	616	923
Beaumont Town	12	35	0	0	0	0	12	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	2	0	0	0	0	5	2
Fort Saskatchewan City	25	24	2	0	0	0	27	24
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	17	25	5	8	0	0	22	33
Leduc County	2	12	0	0	0	0	2	12
Morinville Town	6	1	0	0	0	0	6	1
Parkland County	20	9	0	0	0	0	20	9
Spruce Grove City	33	42	0	15	0	0	33	57
St. Albert City	14	32	0	0	0	0	14	32
Stony Plain Town	5	14	0	0	0	0	5	14
Strathcona County	24	19	5	5	0	0	29	24
Sturgeon County	12	9	0	0	0	0	12	9
Remainder of the CMA	6	1	0	0	0	0	6	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	666	674	89	354	55	148	810	1,176

Table 2.5: Starts by Submarket and by Intended Market
January - October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	4,500	3,805	2,038	1,372	938	726	7,476	5,903
Beaumont Town	208	170	22	0	0	0	230	170
Calmar Town	7	4	0	0	0	0	7	4
Devon Town	19	17	0	0	0	0	19	17
Fort Saskatchewan City	164	187	10	0	0	48	174	235
Gibbons Town	1	0	3	0	0	0	4	0
Leduc City	282	168	19	18	0	0	301	186
Leduc County	42	84	0	0	0	0	42	84
Morinville Town	56	28	0	0	0	0	56	28
Parkland County	128	104	0	0	0	0	128	104
Spruce Grove City	274	297	8	34	0	0	282	331
St. Albert City	190	191	171	442	164	15	525	648
Stony Plain Town	52	93	0	3	0	0	52	96
Strathcona County	305	215	84	26	0	172	389	413
Sturgeon County	83	92	0	0	0	0	83	92
Remainder of the CMA	24	27	0	0	0	0	24	27
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	6,335	5,482	2,355	1,895	1,102	961	9,792	8,338

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Edmonton City	218	233	108	114	119	63	262	191	707	601	17.6
Beaumont Town	11	24	6	4	0	7	0	0	17	35	-51.4
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	3	0	2	0	0	0	0	0	5	0	n/a
Fort Saskatchewan City	7	2	4	10	0	0	0	0	11	12	-8.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	16	5	8	4	25	12	0	90	49	111	-55.9
Leduc County	7	14	0	4	0	0	0	0	7	18	-61.1
Morinville Town	4	0	0	0	0	0	0	3	4	3	33.3
Parkland County	7	14	0	0	0	0	0	0	7	14	-50.0
Spruce Grove City	15	6	4	12	4	34	0	0	23	52	-55.8
St. Albert City	5	15	10	10	0	0	0	0	15	25	-40.0
Stony Plain Town	4	6	2	2	0	0	0	0	6	8	-25.0
Strathcona County	16	1	10	12	0	0	0	0	26	13	100.0
Sturgeon County	8	3	0	0	0	0	0	0	8	3	166.7
Remainder of the CMA	4	1	0	0	0	0	0	4	4	5	-20.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	326	327	154	172	148	116	262	288	890	903	-1.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,636	2,887	1,194	1,466	829	1,090	2,050	4,220	6,709	9,663	-30.6
Beaumont Town	168	145	32	40	0	78	0	71	200	334	-40.1
Calmar Town	5	11	0	0	0	4	0	0	5	15	-66.7
Devon Town	8	3	14	2	0	0	0	0	22	5	**
Fort Saskatchewan City	58	82	70	104	20	105	0	96	148	387	-61.8
Gibbons Town	1	2	0	0	3	0	0	0	4	2	100.0
Leduc City	127	173	64	40	63	61	0	250	254	524	-51.5
Leduc County	59	104	2	4	0	0	0	0	61	108	-43.5
Morinville Town	34	38	12	16	0	0	0	39	46	93	-50.5
Parkland County	98	118	2	0	0	0	0	0	100	118	-15.3
Spruce Grove City	137	142	104	150	42	109	0	140	283	541	-47.7
St. Albert City	93	137	82	74	19	61	285	110	479	382	25.4
Stony Plain Town	45	45	34	28	0	19	66	126	145	218	-33.5
Strathcona County	152	188	82	64	20	8	228	260	482	520	-7.3
Sturgeon County	74	96	0	0	0	0	0	0	74	96	-22.9
Remainder of the CMA	22	21	4	0	4	8	0	4	30	33	-9.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,717	4,192	1,696	1,988	1,000	1,543	2,629	5,316	9,042	13,039	-30.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Edmonton City	111	63	8	0	31	191	231	0
Beaumont Town	0	7	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	8	0	4	0	0	0	90
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	3	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	4	0	30	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	140	82	8	34	31	194	231	94

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	773	913	56	177	691	2,270	1,359	1,950
Beaumont Town	0	13	0	65	0	8	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	32	0	73	0	0	0	96
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	63	57	0	4	0	0	0	250
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	3	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	30	75	12	34	0	68	0	72
St. Albert City	19	11	0	50	198	0	87	110
Stony Plain Town	0	19	0	0	0	0	66	126
Strathcona County	20	8	0	0	56	0	172	260
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	8	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	932	1,136	68	407	945	2,349	1,684	2,967

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Edmonton City	374	362	94	239	239	0	707	601
Beaumont Town	17	35	0	0	0	0	17	35
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	5	0	0	0	0	0	5	0
Fort Saskatchewan City	11	12	0	0	0	0	11	12
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	41	17	8	0	0	94	49	111
Leduc County	7	18	0	0	0	0	7	18
Morinville Town	4	0	0	3	0	0	4	3
Parkland County	7	14	0	0	0	0	7	14
Spruce Grove City	23	18	0	4	0	30	23	52
St. Albert City	13	25	2	0	0	0	15	25
Stony Plain Town	6	8	0	0	0	0	6	8
Strathcona County	24	9	2	4	0	0	26	13
Sturgeon County	8	3	0	0	0	0	8	3
Remainder of the CMA	4	1	0	0	0	4	4	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	545	525	106	250	239	128	890	903

Table 3.5: Completions by Submarket and by Intended Market
January - October 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	4,174	4,541	1,120	2,993	1,415	2,129	6,709	9,663
Beaumont Town	200	198	0	8	0	128	200	334
Calmar Town	5	11	0	0	0	4	5	15
Devon Town	22	5	0	0	0	0	22	5
Fort Saskatchewan City	144	196	4	22	0	169	148	387
Gibbons Town	1	2	3	0	0	0	4	2
Leduc City	236	250	18	20	0	254	254	524
Leduc County	61	108	0	0	0	0	61	108
Morinville Town	46	54	0	3	0	36	46	93
Parkland County	100	118	0	0	0	0	100	118
Spruce Grove City	245	346	26	89	12	106	283	541
St. Albert City	175	203	217	19	87	160	479	382
Stony Plain Town	79	76	0	16	66	126	145	218
Strathcona County	227	233	83	27	172	260	482	520
Sturgeon County	74	96	0	0	0	0	74	96
Remainder of the CMA	30	25	0	4	0	4	30	33
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,819	6,462	1,471	3,201	1,752	3,376	9,042	13,039

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2017	57	25.7	57	25.7	51	23.0	31	14.0	26	11.7	222	492,500	543,900
October 2016	25	10.9	73	31.7	78	33.9	28	12.2	26	11.3	230	515,000	563,976
Year-to-date 2017	461	17.9	793	30.8	658	25.6	314	12.2	347	13.5	2,573	505,000	566,007
Year-to-date 2016	379	13.0	820	28.0	902	30.8	392	13.4	433	14.8	2,926	530,000	593,451
Beaumont Town													
October 2017	1	10.0	3	30.0	5	50.0	1	10.0	0	0.0	10	542,500	511,716
October 2016	14	51.9	8	29.6	4	14.8	1	3.7	0	0.0	27	385,000	386,763
Year-to-date 2017	20	12.1	68	41.2	62	37.6	13	7.9	2	1.2	165	500,000	500,856
Year-to-date 2016	65	46.1	40	28.4	27	19.1	9	6.4	0	0.0	141	400,000	428,661
Calmar Town													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	0	0
Devon Town													
October 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	0	0
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	25.0	1	12.5	4	50.0	0	0.0	1	12.5	8	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
October 2017	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	0	0
October 2016	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	0	508,500
Year-to-date 2017	6	9.5	26	41.3	20	31.7	5	7.9	6	9.5	63	455,000	521,135
Year-to-date 2016	17	14.5	66	56.4	24	20.5	6	5.1	4	3.4	117	462,500	478,576
Gibbons Town													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
October 2017	8	47.1	5	29.4	3	17.6	0	0.0	1	5.9	17	420,000	440,523
October 2016	5	31.3	7	43.8	2	12.5	2	12.5	0	0.0	16	452,500	452,244
Year-to-date 2017	48	40.3	50	42.0	15	12.6	3	2.5	3	2.5	119	425,000	438,813
Year-to-date 2016	58	31.0	87	46.5	25	13.4	11	5.9	6	3.2	187	432,500	459,000
Leduc County													
October 2017	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	0	846,977
October 2016	6	42.9	1	7.1	2	14.3	2	14.3	3	21.4	14	530,000	521,156
Year-to-date 2017	4	6.9	4	6.9	9	15.5	7	12.1	34	58.6	58	635,000	721,641
Year-to-date 2016	21	21.4	19	19.4	20	20.4	14	14.3	24	24.5	98	570,000	567,816
Morinville Town													
October 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	21	60.0	11	31.4	3	8.6	0	0.0	0	0.0	35	0	344,707
Year-to-date 2016	20	57.1	14	40.0	1	2.9	0	0.0	0	0.0	35	0	386,967

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	0	0
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	15.8	0	0.0	1	5.3	3	15.8	12	63.2	19	0	793,890
Year-to-date 2016	2	16.7	0	0.0	1	8.3	2	16.7	7	58.3	12	0	0
Spruce Grove City													
October 2017	11	64.7	1	5.9	3	17.6	0	0.0	2	11.8	17	380,000	433,529
October 2016	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	0	502,140
Year-to-date 2017	42	30.9	60	44.1	23	16.9	5	3.7	6	4.4	136	447,500	460,354
Year-to-date 2016	25	15.5	74	46.0	32	19.9	17	10.6	13	8.1	161	475,000	502,998
St. Albert City													
October 2017	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	0	619,657
October 2016	0	0.0	0	0.0	2	16.7	5	41.7	5	41.7	12	690,000	752,142
Year-to-date 2017	8	8.8	15	16.5	27	29.7	24	26.4	17	18.7	91	590,000	597,022
Year-to-date 2016	0	0.0	12	8.9	29	21.5	50	37.0	44	32.6	135	650,000	687,965
Stony Plain Town													
October 2017	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	0	461,380
October 2016	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	0	369,960
Year-to-date 2017	17	32.7	22	42.3	5	9.6	1	1.9	7	13.5	52	0	533,657
Year-to-date 2016	6	12.8	21	44.7	9	19.1	4	8.5	7	14.9	47	0	500,629
Strathcona County													
October 2017	1	16.7	0	0.0	2	33.3	0	0.0	3	50.0	6	0	690,445
October 2016	1	20.0	0	0.0	1	20.0	1	20.0	2	40.0	5	0	609,200
Year-to-date 2017	4	3.5	18	15.9	49	43.4	12	10.6	30	26.5	113	565,000	670,091
Year-to-date 2016	4	2.1	45	23.8	61	32.3	27	14.3	52	27.5	189	545,000	699,893
Sturgeon County													
October 2017	1	10.0	2	20.0	0	0.0	0	0.0	7	70.0	10	870,000	1,019,000
October 2016	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	0	0
Year-to-date 2017	11	14.1	11	14.1	8	10.3	9	11.5	39	50.0	78	720,000	713,069
Year-to-date 2016	28	31.5	8	9.0	11	12.4	10	11.2	32	36.0	89	600,000	672,616
Remainder of the CMA													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
Year-to-date 2016	12	80.0	0	0.0	0	0.0	2	13.3	1	6.7	15	0	0
First Nations													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
October 2017	82	26.5	75	24.2	68	21.9	38	12.3	47	15.2	310	497,500	556,208
October 2016	59	18.2	96	29.5	94	28.9	40	12.3	36	11.1	325	507,500	539,539
Year-to-date 2017	658	18.7	1,081	30.7	884	25.1	398	11.3	504	14.3	3,525	500,000	561,044
Year-to-date 2016	651	15.6	1,207	29.0	1,142	27.4	544	13.1	623	15.0	4,167	520,000	580,577

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2017

Submarket	Oct 2017	Oct 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	543,900	563,976	-3.6	566,007	593,451	-4.6
Beaumont Town	511,716	386,763	32.3	500,856	428,661	16.8
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	-	508,500	n/a	521,135	478,576	8.9
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	440,523	452,244	-2.6	438,813	459,000	-4.4
Leduc County	846,977	521,156	62.5	721,641	567,816	27.1
Morinville Town	-	-	n/a	344,707	386,967	-10.9
Parkland County	-	-	n/a	793,890	-	n/a
Spruce Grove City	433,529	502,140	-13.7	460,354	502,998	-8.5
St. Albert City	619,657	752,142	-17.6	597,022	687,965	-13.2
Stony Plain Town	461,380	389,960	24.7	533,657	500,629	6.6
Strathcona County	690,445	609,200	13.3	670,091	699,893	-4.3
Sturgeon County	1,019,000	-	n/a	713,069	672,616	6.0
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	556,208	539,539	3.1	561,044	580,577	-3.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

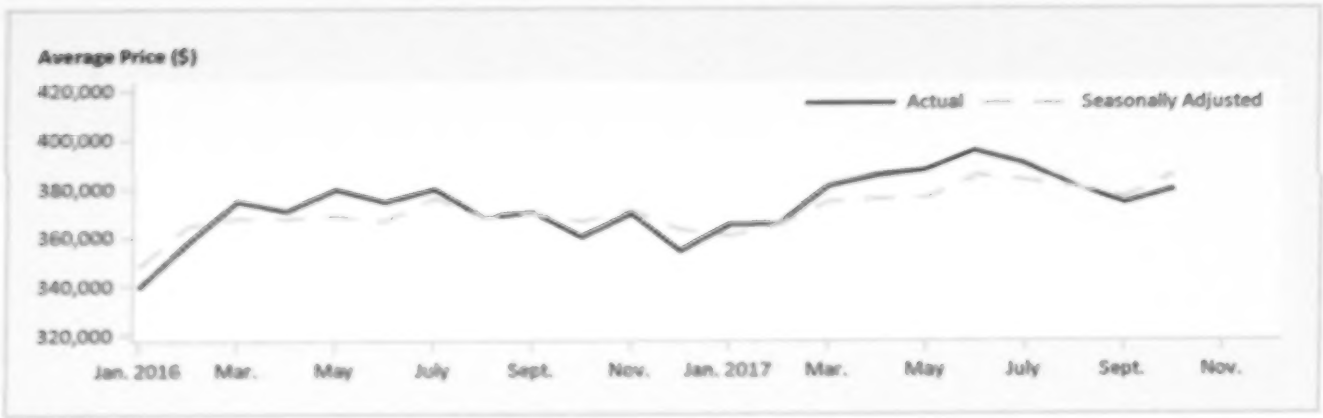


Figure 5.2: MLS® Residential Sales for Edmonton

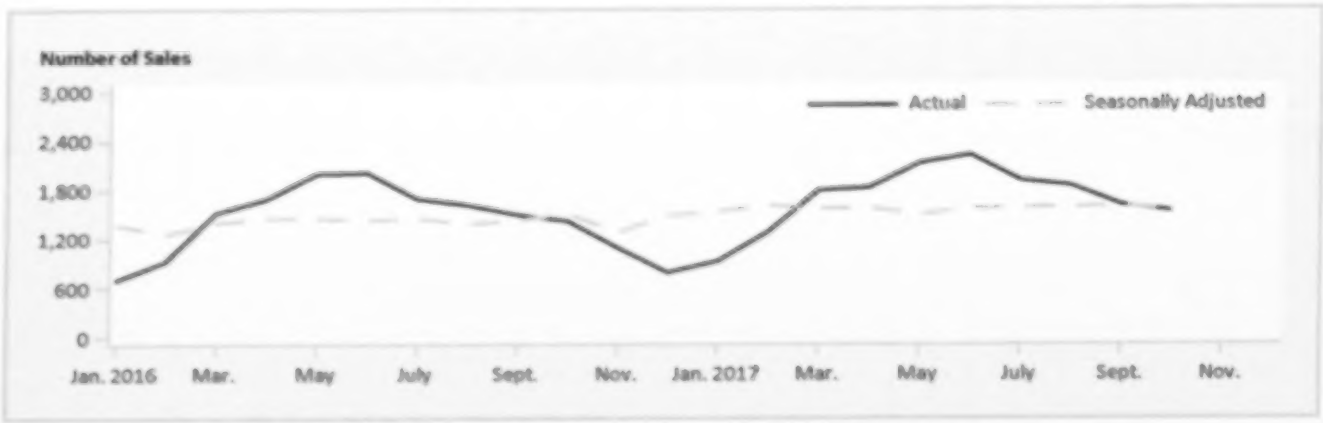
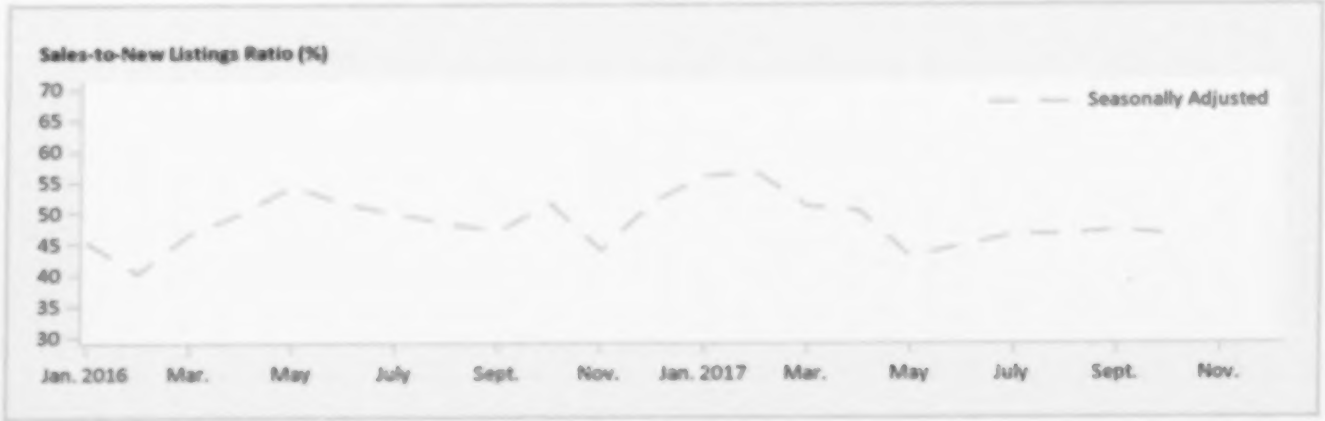


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	7.9	72.9	1,098
	July	573	3.14	4.84	99.8	136.8	759	8.5	72.8	1,115
	August	573	3.14	4.84	99.9	137.1	760	8.7	73.1	1,143
	September	575	3.09	4.89	99.8	136.7	765	8.5	73.2	1,161
	October	581	3.24	4.99		137.5	771	8.2	73.4	1,168
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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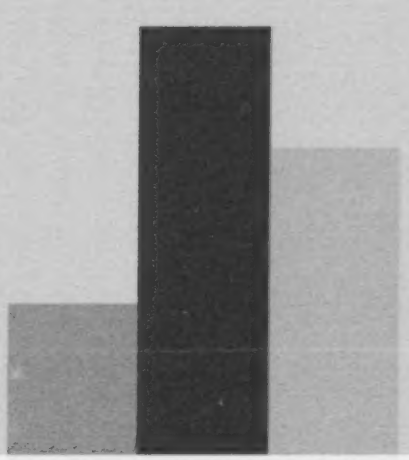

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- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
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